

ZONING HEARING NOTICE

**PRESORTED
FIRST CLASS**



Z2003000262 BCC 661
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

1947-1948

201238

[illegible]

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT, INC.

***** COURTESY NOTICE *****
THE FEBRUARY 17, 2005 MEETING WAS CANCELLED THIS
ITEM HAS BEEN RESCHEDULED TO FEBRUARY 24, 2005.

THE FARM, INC. & MANUEL DORTA DUQUE ARE APPEALING
THE DECISION OF COMMUNITY ZONING APPEALS BOARD #15
ON SUMMERVILLE DEVELOPMENT, INC. WHICH APPROVED
THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS
DISTRICT AND MINIMUM APARTMENT HOUSE DISTRICT,
TO PERMIT A RESIDENTIAL AND COMMERCIAL
DEVELOPMENT SETBACKS TO BE LESS THAN REQUIRED
FROM PROPERTY LINES, AND TO WAIVE A DECORATIVE
MASONRY WALL REQUIRED ALONG THE EAST PROPERTY
LINE FOR THE BUSINESS LOT WHERE IT ABUTS A
RESIDENTIAL DISTRICT.

LOCATION: 24751 SW 117 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 4.336 ACRES
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT
PUBLIC HEARING

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 02/24/2005
THURSDAY
TIME 9:30 AM

Z2003000262 BCC 661
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000262 BCC 661
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT, INC.

THE FARM, INC. & MANUEL DORTA DUQUE ARE APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #15 ON SUMMERVILLE DEVELOPMENT, INC. WHICH APPROVED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS DISTRICT AND MINIMUM APARTMENT HOUSE DISTRICT, TO PERMIT A RESIDENTIAL AND COMMERCIAL DEVELOPMENT SETBACKS TO BE LESS THAN REQUIRED FROM PROPERTY LINES, AND TO WAIVE A DECORATIVE MASONRY WALL REQUIRED ALONG THE EAST PROPERTY LINE FOR THE BUSINESS LOT WHERE IT ABUTS A RESIDENTIAL DISTRICT.

LOCATION: 24751 SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.336 ACRES

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE PUBLIC HEARING

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 02/17/2005
THURSDAY
TIME 9:30 AM

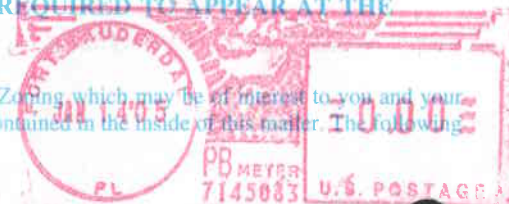
Z2003000262 BCC 661
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this matter. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

PRE-DEPOSITED
FIRST CLASS



- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORT
FIRST CLASS



2

Z2003000262 C15 630
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1974 71



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS DISTRICT AND MINIMUM APARTMENT HOUSE DISTRICTS, UNUSUAL USES TO PERMIT A GATED ENTRANCE FEATURE & TO PERMIT PARKING IN A LIMITED BUSINESS DISTRICT ZONE, TO PERMIT A RESIDENTIAL AND COMMERCIAL DEVELOPMENT SETBACKS TO BE LESS THAN REQUIRED FROM PROPERTY LINES AND WITH A GREATER FLOOR AREA THAN PERMITTED. ALSO REQUESTING TO PERMIT ACCOMPANYING REQUESTS, ON THIS SITE.

LOCATION: 24751 SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.336 ACRES
THIS ITEM WAS DEFERRED AND REVISED FROM A PREVIOUS MEETING OF THIS BOARD.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

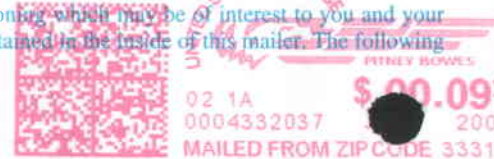
COMMUNITY ZONING APPEALS BOARD 1
DATE 07/14/2004
WEDNESDAY
TIME 7:00 PM

72003000262 C15 630
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.



- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



72003000262 C15 604
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

DEPARTMENT OF
PLANNING AND ZONING

33128+1974



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT,

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS DISTRICT, ON THIS SITE.

LOCATION: 24751 SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.336 ACRES

THIS ITEM WAS DEFERRED AND REVISED FROM A PREVIOUS MEETING OF THIS BOARD.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FL.

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/20/2004
TUESDAY
TIME 7:00 PM

22003000262 C15 604
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

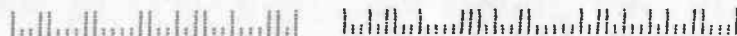
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



Z2003000262 C15 604
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1902



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT

APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS DISTRICT, ON THIS SITE.

LOCATION: 24751 SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.336 ACRES

THIS ITEM WAS DEFERRED AND REVISED FROM A PREVIOUS MEETING OF THIS BOARD.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FL.

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/20/2004
TUESDAY
TIME 7:00 PM

22003000262 C15 604
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

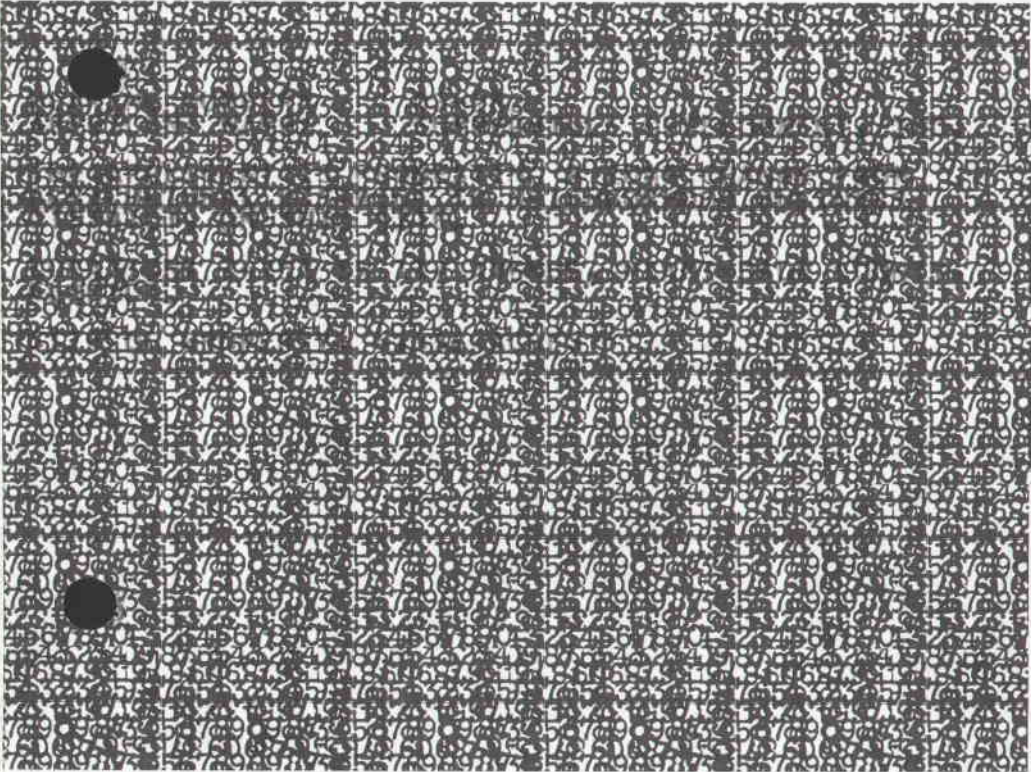
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



22003000262 C15 579
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

JGAYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS DISTRICT, ON THIS SITE.

LOCATION: 24751 SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.336 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FL.

COMMUNITY ZONING APPEALS BOARD
DATE 12/09/2003
TUESDAY
TIME 7:00 PM

Z2003000262 C15 579
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

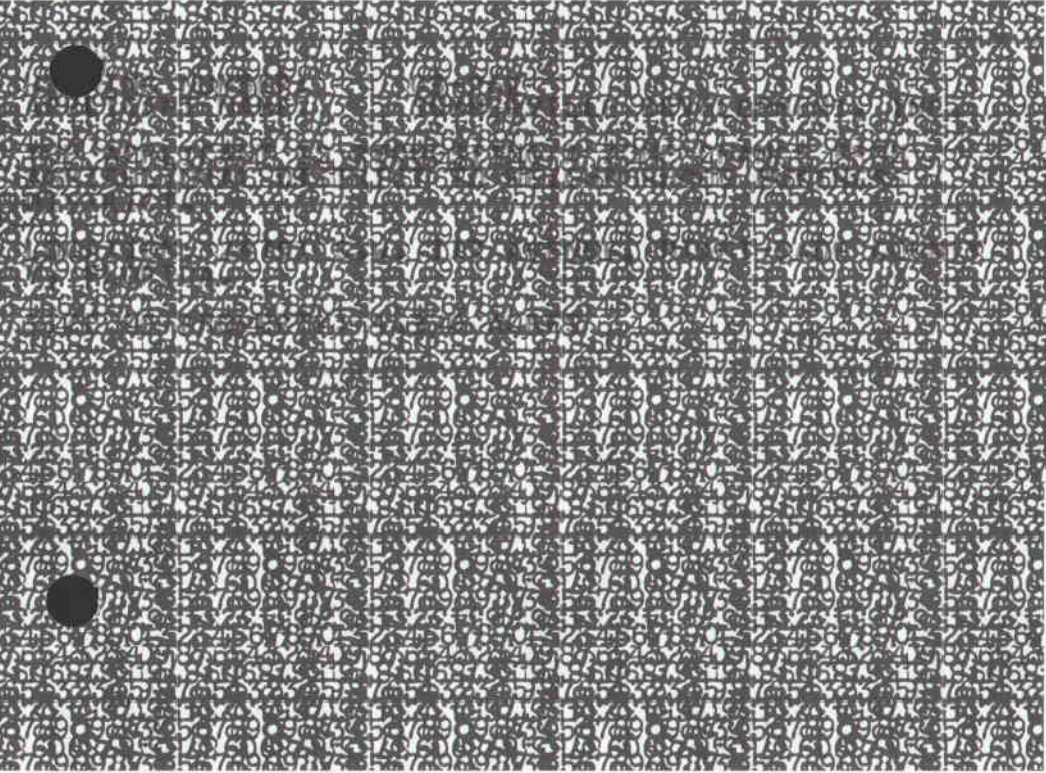
- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



PRESORTED
FIRST CLASS



Z2003000262 C15 560
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

HGRYTM5 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-262
APPLICANT NAME: SUMMERVILLE DEVELOPMENT, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO NEIGHBORHOOD BUSINESS DISTRICT.

LOCATION: 24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY
Y, FLORIDA.

SIZE OF PROPERTY: 4.336 ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FL.

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

22003000262 C15 560
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Zoning Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

- (1) AU to BU-1
- (2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines.
- (3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.
- (4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).
- (5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

- (6) AU to RU-3M
- (7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).
- (8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

- (9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19,

CONTINUED ON PAGE TWO

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
BCC
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

PAGE TWO

Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)
BU-1 (Business – Neighborhood)
RU-3M (Minimum Apartment House 12.9 units/net acre)

FA

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Zoning Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

- (1) AU to BU-1
- (2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).
- (3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.
- (4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).
- (5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

- (6) AU to RU-3M
- (7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).
- (8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

- (9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19,

CONTINUED ON PAGE TWO

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
BCC
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

PAGE TWO

Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)
BU-1 (Business – Neighborhood)
RU-3M (Minimum Apartment House 12.9 units/net acre)

me

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/21/04 TO THIS DATE:

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

- (1) AU to BU-1
- (2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines.
- (3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.
- (4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).
- (5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

- (6) AU to RU-3M
- (7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).
- (8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

- (9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence

CONTINUED ON PAGE TWO

✓

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

PAGE TWO

N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)
BU-1 (Business – Neighborhood)
RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/9/03 TO THIS DATE:

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

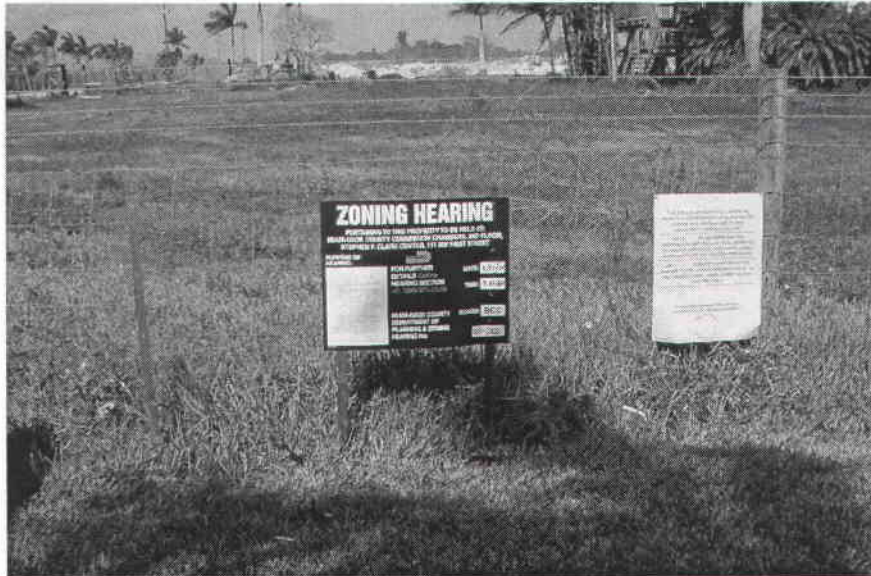
AU (Agricultural – Residential)
BU-1 (Business – Neighborhood)



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000262

BOARD: BCC

LOCATION OF SIGN: 24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 01-FEB-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000262

BOARD: BCC

LOCATION OF SIGN: 24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 24-JAN-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

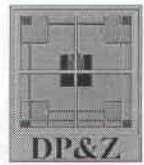
SIGNATURE: _____

PRINT NAME: _____

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000262

BOARD: C15

LOCATION OF SIGN: 24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 22-JUN-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000262

BOARD: C15

LOCATION OF SIGN: 24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 29-DEC-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000262

BOARD: C15

LOCATION OF SIGN: 24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 18-NOV-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-262 HEARING DATE 2-24-05

BCC

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 1/31/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: _____

Date: _____

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 2/2/05

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-262 HEARING DATE 2-17-05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'
- ☐ 1/4 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 1/13/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 1-13-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 1-13-05

C-15

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-262 HEARING DATE 7-14-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☐ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: 6/10/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 6-11-04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 6-11-04

C-15

C-15

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No: 03-262 HEARING DATE 1-20-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☐ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 12/19/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 12-19-03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 12/19/03

C-15

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-242 HEARING DATE 12-9/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 11/5/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 11-07/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

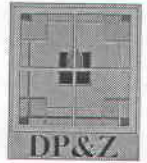
Signature: [Signature]

Date: 11/07/03



**Miami-Dade County
Department of Planning and Zoning**

C-15



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000262

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Ciro Diaz

Date:

09/29/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Denise Lee

Date:

10/01/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

10-01-03

TO BE RETAINED IN HEARING FILE

Fincrest Publix, 911
Dadeland Blvd.; Farmer's
Market at Gardner's Market, 8287
SW 124th St. (Sunday only);
Wagon's West, U.S. 1 and
Southwest 112th Avenue, (Sun-
day only); Blockbuster, South-
west 126th Street and U.S. 1,
(evenings only).

• Kendall: Publix at the
Crossings, the Hammocks,
Town & Country and Lago
Mar locations; Barnes and
Noble, 12405 N. Kendall Dr.

• South Miami area: Mil-
am's Market, 5767 Red Rd.;
Target, 8350 S. Dixie Hwy.;
Winn-Dixie, 5850 SW 73rd St.

• Coral Gables: Publix,
1401 Monza Ave. and 2551 Le
Jeune Rd.

• Coconut Grove: Gard-
ner's Market, 3117 Bird Rd.,
(Saturday morning only). For
more information, call
305-253-4841.

To subscribe
to The Herald
call:

1-800-441-0444

Or visit
heraldsubscriptions.com

000034



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, FEBRUARY 24, 2005 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

COURTESY NOTICE

The February 17, 2005 meeting was cancelled.
The item below was rescheduled to February 24, 2005.

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **SUMMERVILLE DEVELOPMENT, INC. (03-262)**
Location: 24751 SW 117 Avenue, Miami-Dade County, Florida (4.336 Acres).

The Farm, Inc. & Manuel Dorta Duque are appealing the decision of Community Zoning Appeals Board #15 on Summerville Development, Inc. which approved the following:

The applicant is requesting a zone change from agricultural district to neighborhood business district and minimum apartment house district, to permit a residential and commercial development setbacks to be less than required from property lines, and to waive a decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry. Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

and visits an
Join us
and
Visit www



Sc
An Ex

25750 S.W. 177th A
Homestead, Florida 3
Tel: (305) 247-256

Save This A
... for your n

If you have sympto
itching, burning,
infections occ

A clinical research
to evaluate 2 sing
3-visit study fo

If you have
You will receive at
by a board-certif
labs, Pap sme
compen

Jane
New Age Medic
8900 SW 117
Mia
(305)

800 2-24-05

Public Notices & Hearings

COURTESY NOTICE

The February 17, 2005 meeting was cancelled and the items rescheduled for February 24, 2005.
MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 24th day of February, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640; Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-12-CZ15-2 (03-262)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Zoning Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

- (1) AU to BU-1
- (2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).
- (3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.
- (4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).
- (5) Applicant is requesting to permit 3 stories (2 stories permitted)
- (6) AU to RU-3M
- (7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).
- (8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

- (9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(18) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summersville Town Center," as prepared by Cornwell Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: **OVERALL PROPERTY:** Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. **EXHIBIT "A":** The south ½ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. **EXHIBIT "B":** Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. **LESS AND EXCEPT:** The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-10-CZ2-2 (04-67)

APPLICANT: BMS OJUS L. L. C.

OJUS HOMEOWNERS' ASSOCIATION, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #2 on BMS OJUS L. L. C. which approved the following:

- (1) RU-3M & IU-1 to IU-1

REQUEST #1 ON PARCEL I

- (2) RU-3M to BU-2

REQUEST #2 ON PARCEL II

SUBJECT PROPERTY: **PARCEL I:** The south 155' of Tract "A", SECOND REVISED PLAT OF AMENDED PLAT OF ALL OF BLOCKS 1 AND 2 L. TOMS' SUBDIVISION, Plat book 42, Page 56, less the west 115' and south 10' thereof and also less the external area of a 25' radius circular curve concave to the Northwest and being tangent to the east line of said Tract "A" and tangent to the north line of the south 10' of Tract "A". **AND: PARCEL II:** The north 155' of the south 310' of Tract "A", SECOND REVISED PLAT OF AMENDED PLAT OF ALL OF BLOCKS 1 AND 2 L. TOMS' SUBDIVISION, Plat book 42, Page 56, less the west 115' thereof.

LOCATION: The Northwest corner of N.E. 195 Street & West Dixie Highway, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 2 day of February 2005.

2/2

05-3-24/518923M

ORDER TO SHOW CAUSE - NOTICE

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MIAMI-DADE COUNTY, FLORIDA
CASE NO. 0501304 CA03

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff,

v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO: The State of Florida and the several taxpayers, property owners and citizens of Summersville Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of not to exceed \$4,500,000 aggregate principal amount of Summersville Community Development District (Miami-Dade County, Florida) Special Assessment Bonds, or to be affected in any way thereby;

The above cause comes to be heard upon the Complaint filed herein by Summersville Community Development District in the County of Miami-Dade and State of Florida, seeking to determine the authority of said District to issue Summersville Community Development District (Miami-Dade County, Florida) Special Assessment Bonds, in an aggregate principal amount not to exceed \$4,500,000 (the "Bonds"), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) the District has been validly established and lawfully exists as a community development district under the Act (as defined in the Complaint) and is an independent special district within the meaning of Chapter 189, Florida Statutes; (b) the District has the power to plan, finance, acquire, construct, reconstruct, equip, install, own, operate, maintain and provide, in one or more stages, the Project (as defined in the Complaint) for the use and benefit of the existing and future residents of the District as set forth in the Complaint, which use and benefit is a lawful and valid purpose;

(c) the members of the District Board (as defined in the Complaint) have been duly and validly elected or appointed as such in compliance with all requirements of the Constitution and laws of the State of Florida and the decisions of the courts with respect thereto and of the Act and the Ordinance (as defined in the Complaint); (d) the District has power to issue the Bonds and to incur the bonded debt as set forth in the Complaint and has properly approved the issuance of the Bonds for a lawful purpose; (e) the District has the power and authority to levy the Special Assessments (as defined in the Complaint) pursuant to the Act, Chapter 170, Florida Statutes, Chapter 197, Florida Statutes, and other applicable law in annual installments not exceeding thirty (30) years to secure the Bonds; has the power and authority to pledge such Special Assessments and the Pledged Revenues (as defined in the Complaint) and monies on deposit from time to time to secure the Bonds; and has exercised all such power and authority legally, validly, and properly, and for a lawful purpose as set forth in the Complaint, such that they are validly pledged for payment of the Bonds; (f) the District has duly authorized the Master Trust Indenture (as defined in the Complaint) and the Trustee (as defined in the Complaint) is qualified under the applicable law such that, upon execution of the Master Trust Indenture by the District and the Trustee, the Pledged Revenues will be validly pledged to payment of the Bonds; (g) the proceedings essential to the Bonds, the Pledged Revenues, including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution (as defined in the Complaint) are valid and in conformity with law; (h) upon due issuance of the Bonds in conformance with the Bond Resolution and the Master Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Master Trust Indenture; (i) the Special Assessments are valid and constitute a first lien on the properties against which they are assessed coequal with all State of Florida, County, school district and municipal taxes, superior in dignity to all other liens, titles and claims on such real property; (j) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

IT IS ORDERED AND ADJUDGED that the State of Florida, through the State Attorney of the Eleventh Judicial Circuit, in and for Miami-Dade County, Florida, and the several taxpayers, property owners and citizens of Summersville Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in Summersville Community Development District, or the taxable property therein, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Miami, Florida, this 19th day of January, 2005.

owners and citizens of Summersville Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, be and they are each required to show cause if any there be, before the Honorable Stuart M. Simons, Circuit Court Judge, on the 1st day of March, 2005 at 11:30 a.m. at the Miami-Dade County Courthouse in the City of Miami, Florida, why said Complaint should not be granted and a final judgment entered by this Court as prayed for in said Complaint.

AND IT IS FURTHER ORDERED AND ADJUDGED, that the Clerk of this Court be and he is hereby required to give notice of such hearing by publishing a copy of this Order in a newspaper of general circulation of Miami-Dade County, Florida, once each week for two (2) consecutive weeks, the first publication to be at least twenty (20) days prior to said hearing date.

AND IT IS FURTHER ORDERED AND ADJUDGED, that by such publication of this Order, the State of Florida, and the several taxpayers, property owners and citizens of Summersville Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in Summersville Community Development District, or the taxable property therein, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Miami, Florida, this 19th day of January, 2005.

/s/ Stuart M. Simons
Circuit Court Judge
Judge Stuart M. Simons
2/2-9 05-4-05/518765M

SUBSCRIBE TO THE
**DAILY
BUSINESS
REVIEW**

To order your subscription

Call 1-877-347-6682

In Dade Call 305-347-6682

Adoption stories shared

Cherish Adoptive Families of Miami, a support group for individuals and families who have adopted or are considering it, will hold an educational program titled "Growing Up Adopted" at 7:15 tonight at the Coral Gables Youth Center, Conference Room, 405 University Dr.

Meetings are free and open to the public.

A panel of invited guests will share their perspectives and individual experiences on growing up adopted.

The program is intended to give adoptive parents unique insight into the adoption process from a different perspective.

For more information on Cherish Adoptive Families of Miami, visit www.geocities.com/adoptionsmiami, or contact Cherish president Jeanne A. Becker at 305-444-2181 or e-mail: jbecker@beckerpublicrelations.com.

Center to hold meeting

The Helen B. Bently Family Health Center will hold its 2004 annual meeting at 6 tonight at its old location in Elizabeth Virrick Park, 3255 Plaza St.

The meeting will celebrate achievements, with awards presentations and a chance for community residents and clients to meet the staff and board members.

The keynote speaker is former U.S. Rep. Carrie Meek, who will discuss the center's progress in providing quality healthcare, particularly in underserved communities like the "Black Grove," where the center began more than 30 years ago.

Admission to the annual meeting is free and open to the public. Refreshments will be served.

For more information, call 305-447-4950, ext. 315.

Is NASDAQ nosediving?

Find out with stock quotes at Herald.com

Senior Day Services

Need a safe, secure and loving daytime environment for your loved one?

St. Anne's Senior Day Services provides assistance with medication management, eating, walking, personal care, exercise and interesting, stimulating activities. Short or long term care for frail adults with medical disabilities who would otherwise be homebound. Ask about our transportation, meals and out-patient rehabilitation services.

St. Anne's Senior Day Services

At

Catholic Health Services - South Campus
11855 Quail Roost Drive
Miami, FL

(305) 252-4000, Ext. 6270

MIAMI-DADE COUNTY
ZONING HEARING
COMMUNITY ZONING APPEALS BOARD - 15
WEDNESDAY, JULY 14, 2004 • 7:00 p.m.
SOUTH DADE GOVERNMENT CENTER
ROOM 203 (OLD BUILDING)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. SUMMERVILLE DEVELOPMENT, INC. (03-262)

Location: 24751 SW 117 Avenue, Miami-Dade County, Florida (4.336 Acres)

The applicant is requesting a zone change from agricultural district to neighborhood business district and minimum apartment house districts, unusual uses to permit a gated entrance feature and to permit parking in a limited business district zone, to permit a residential and commercial development setbacks to be less than required from property lines and with a greater floor area than permitted. Also requesting to permit accompanying requests, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

SENIORS

PURCHASE ONE ENTREE
**GET 50% OFF
SECOND ENTREE**
NOT VALID ON SPECIALS

VALID ONLY AT THESE LOCATIONS:

US1 399 S. Homestead Blvd. Homestead, FL 33030 305-248-1990	US1 18860 SW Dixie Hwy. Miami, FL 33189 305-233-3267
----------------------------------------------------------------------	---------------------------------------------------------------

- IGT CARD ACCEPTED -

MIAMI-DADE COUNTY
ZONING HEARING
BOARD OF COUNTY COMMISSIONERS
THURSDAY, JULY 15, 2004 • 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. T-MOBILE (03-327)

Location: 11860 SW 186 Street (Quail Roost Drive), Miami-Dade County, Florida (8.67 Acres)

George M. Burgess, the County Manager of Miami-Dade County, is respectfully appealing the Community Zoning Appeals Board #14 decision on T-Mobile, which denied the following: The applicant is requesting a special exception to permit a wireless supported service facility, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

BCC 7/15/04

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 15th day of July, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-5-CZ14-1 (03-327)

APPLICANT: T-MOBILE

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 on T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exception, Unusual Use and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "MD1180 F Quail Roost," as prepared by W. T. Communication Design Group L. L. C., consisting of 3 pages and dated revised 2/3/04 and "Landscape Plan," as prepared by Ludovici & Orange, dated 3/26/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": The south ½ of Block 15 and all of Blocks 16, 17, 18 & 19, NEW SOUTH MIAMI HEIGHTS, according to the Dade County Resolution No. 7779, Plat book 46, Page 83 and according to the plat of ADDITION "H", SOUTH MIAMI HEIGHTS, Plat book 23, Page 73, and a portion of each of S.W. 188th Street, S.W. 188th Terrace and S.W. 190th Terrace, according to Dade County Resolution Nos. 8438 and 8759, being more particularly described as follows:

Commence at a point on the W/ly line of Section 6, Township 56 South, Range 40 East, said point being 1,443.29' south of the Northwest corner of said Section 6; thence run S89°57'29"E 35' to the Northwest corner of the south ½ of said Block 15, said corner being the Point of beginning of the parcel of land hereinafter described; thence run S89°57'29"E 619.47' along the N/ly line of the south ½ of said Block 15 to the Northeast corner of the south ½ of said Block 15; thence run S0°22'23"W 140.74' along the E/ly line of said Block 15 and its S/ly extension to the Point of intersection with the NW/ly extension of the NE/ly line of said Block 17; thence run S38°51'15"E 183.25' along the NW/ly extension of the NE/ly line of said Block 17 and along the NE/ly line of said Block 17 to the Point of curvature of a curve to the right having a radius of 25'; thence run S/ly 39.27' along the arc of said curve to the right having a central angle of 90°0'0" to the Point of tangency; thence run S51°44'55"W 759.36' along the SE/ly lines of said Blocks 17 & 19 to the Point of curvature of a curve to the right having a radius of 25'; thence run W/ly 39.27' along the arc of said curve to the right through a central angle of 90°0'0" to the Point of tangency; thence run N38°55'15"W 166.82' along the SW/ly line of said Block 19 to the Point of intersection with the S/ly extension of the W/ly line of said Block 18; thence run north 662.46' along the S/ly extension of the W/ly line of said Block 18; and along the W/ly line of said Block 18 and along the N/ly extension of the W/ly line of said Block 18 and along the S/ly extension of the W/ly line of said Block 16 and along the N/ly extension of the W/ly line of said Block 16 and along the S/ly extension of the W/ly line of said Block 15 and along the W/ly line of said Block 15 to the Point of beginning. LESS AND EXCEPT the following described Parcel "A": A portion of Lots 1 & 6 and all of Lot 7, Block 17 of NEW SOUTH MIAMI HEIGHTS, according to Dade County Resolution No. 7779, Deed Book 4053, Page 531, Plat book 46, Page 83, and also a portion of Lots 1 - 4, both inclusive and all of Lots 27 & 28, Block 17, of ADDITION "H", SOUTH MIAMI HEIGHTS, Plat book 23, Page 73, being particularly described as follows:

Commence at the Northwest corner of Section 6, Township 56 South, Range 40 East; thence on a bearing of south along the west line of said Section 6 for 1,443.29' to a point; thence S89°57'29"E for 35' to a point on the east right-of-way line of S.W. 117th Avenue as shown on said plat of NEW SOUTH MIAMI HEIGHTS; thence on a bearing of south along said east right-of-way line for 662.46' to a Point of intersection with the projection of the NE/ly right-of-way line of S.W. 188th Street; thence run S38°55'15"E along said NE/ly right-of-way line for 191.82' to a Point of intersection with the SW/ly projection of the NW/ly right-of-way line of Quail Roost Drive as shown on said plat of NEW SOUTH MIAMI HEIGHTS; thence run N51°44'55"E along the SW/ly projection of the NW/ly right-of-way boundary and the NW/ly right-of-way boundary of said Quail Roost Drive for a distance of 644.5' to the Point of beginning of the parcel of land hereinafter to be described; thence run N38°55'15"W for a distance of 61' to a point; thence run N51°44'55"E for a distance of 12' to a point; thence run N38°55'15"W for a distance of 46.5' to a point; thence run N51°44'55"E along a line 107.5' NW/ly of and parallel to said NW/ly right-of-way line of Quail Roost Drive for a distance of 152.86' to the Point of intersection with the SW/ly right-of-way boundary of S.W. 188th Street as shown on said plat of NEW SOUTH MIAMI HEIGHTS; thence run S38°55'15"E along the last described line of a distance of 82.5' to the Point of curvature of a curve, concave to the west, having a radius of 25'; thence run SE/ly, S/ly and SW/ly along the arc of said curve, through a central angle of 90°0'0" for a distance of 39.27' to a Point of tangency, said point being the NW/ly right-of-way boundary of said Quail Roost Drive; thence run S51°44'55"W along the last described line for a distance of 139.85' to the Point of beginning.

LOCATION: 11660 S.W. 186 Street (Quail Roost Drive), Miami-Dade County, Florida.

HEARING NO. 04-4-CZ5-1 (03-353)

APPLICANTS: COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 on COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-Mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 22 day of June 2004.

6/22

04-3-25/467586M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Wednesday, the 14th day of July, 2004 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-12-CZ15-2 (03-262)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°44'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°44'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15
TUESDAY, JANUARY 20, 2004 - 7:00 p.m.
SOUTH DADE REGIONAL LIBRARY
15750 SW 211 STREET, MIAMI, FLORIDA

***** COURTESY NOTICE *****

The Community Zoning Appeals Board meeting for Area 15, originally scheduled at the South Dade Government Center has been relocated to the South Dade Regional Library at the above address, same date and time.

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **MARK H. SCHOFIELD (02-149)**

Location: 23520 SW 119 Avenue, Miami-Dade County, Florida
(1.29 Gross Acres)

The applicant is requesting an unusual use to permit a mobile home as a watchman's quarters, and to permit a lot with less lot area and less lot frontage than required, on this site.

2. **SPECIAL HOMES CORP. (03-252)**

Location: The northeast corner of SW 294 Street & SW 144 Avenue, Miami-Dade County, Florida (4.27 Acres)

The applicant is requesting approvals to permit residential lots with less frontages and less lot areas than required, on this site.

3. **IGLESIA CASA DE ADORACION (02-60)**

Location: 13580 SW 252 Street, Miami-Dade County, Florida (4.11 Gross Acres)

The applicant is requesting a modification of a condition of a previously approved resolution to permit the applicant to expand the use of the property by including a day care center, an unusual use to permit a day care center, and accompanying non-use variances, on this site.

4. **H. R. REALTY & INVESTMENTS, INC. (02-305)**

Location: Lying on the north side of theoretical SW 232 Street and east of theoretical SW 107 Avenue, Miami-Dade County, Florida
(60 Acres more or less)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district, on this site.

5. **F. V. CONSTRUCTION CORP. (03-182)**

Location: Southwest corner of SW 280 Street & SW 132 Avenue, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

6. **SUMMERVILLE DEVELOPMENT, INC. (03-262)**

Location: 24751 SW 117 Avenue, Miami-Dade County, Florida (4.336 Acres)

The applicant is requesting a zone change from agricultural district to neighborhood business district, on this site.

7. **D & G PROPERTIES, INC. & MERLE L. JACKSON (00-157)**

Location: 26755 South Dixie Highway, Miami-Dade County, Florida
(1.15 Acres)

The applicants are requesting a zone change from two-family residential district & special business district to special business district, on this site.

8. **SUPERIOR DEVELOPERS CORP. (01-408)**

Location: The southwest corner of SW 198 Street & Old Cutler Road, Miami-Dade County, Florida (1 Acre more or less)

The applicant is requesting a zone change from agricultural district to single-family residential district, on this site.

9. **SUPERIOR DEVELOPERS CORP. (03-245)**

Location: Lying southeasterly of Old Cutler Road and northeasterly of theoretical SW 85 Avenue, Miami-Dade County, Florida (0.29 Acre)

The applicant is requesting a zone change from interim district to single-family residential district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2585.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

Public Notices & Hearings

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-11-CZ15-2 (02-149)

APPLICANT: MARK H. SCHOFIELD

- (1) UNUSUAL USE to permit a mobile home as a watchman's quarters.
- (2) Applicant is requesting to permit a lot area of 1.29 acres (5 acres required) and lot frontage of 165.82' (200' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Survey for Mark Schofield," as prepared by Gary B. Castel, Surveying and dated 4/18/02.

SUBJECT PROPERTY: The north ¼ of the SE ¼ of the SE ¼ of the NW ¼ of the NE ¼, all in Section 24, Township 56 South, Range 39 East, less the east 25' for right-of-way.

LOCATION: 23520 S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ15-5 (03-252)

APPLICANT: SPECIAL HOMES CORP.

- (1) Applicant is requesting to permit residential lots with frontages varying from 71.15' to 71.37'. (75' required).
- (2) Applicant is requesting to permit residential lots with lot areas varying from 6,248 sq. ft. to 7,040 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Special Homes Corp.," as prepared by Tri-County Engineering, Inc. and dated received August 20, 2003 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ¼ of the NW¼ of the SE¼ of the SW¼, less the north 96' in Section 3, Township 57 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 294 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-2 (03-262)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south ¼ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 88' of the SW¼ of the SE¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ15-1 (00-157)

APPLICANTS: D & G PROPERTIES, INC. & MERLE L. JACKSON

RU-2 & BU-2 to BU-2

SUBJECT PROPERTY: Lots 9 through 16 and that portion of the 10' alley adjacent thereto, Block 10, GEORGE W. MOODY'S SUBDIVISION, Plat book 1, Page 106.

LOCATION: 28755 S. Dixie Highway, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ15-2 (01-408)

APPLICANTS: SUPERIOR DEVELOPERS CORP.

AU to RU-1

SUBJECT PROPERTY: Lots 13 through 25, Block 2, and Lot 6, Block 4, SILVER PINES SUBDIVISION, Plat book 25, Page 45.

LOCATION: Lying west of Old Cutler Road and south of S.W. 198 Street, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ15-3 (03-245)

APPLICANT: SUPERIOR DEVELOPERS CORP.

GU to RU-1

SUBJECT PROPERTY: Lots 11 & 12, Block 15, TENALLA OCEAN FARMS ADDITION, Plat book 12, Page 40.

LOCATION: Lying SE/ly of Old Cutler Road and NE/ly of theoretical S.W. 85 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

C-15 12-9-03



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15
TUESDAY, DECEMBER 9, 2003 - 7:00 p.m.
SOUTH DADE GOVERNMENT CENTER
ROOM 203 (OLD BUILDING)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **IGLESIA CASA DE ADORACION (02-60)**

Location: 13580 SW 252 Street, Miami-Dade County, Florida
(4.11 Gross Acres)

The applicant is requesting a modification of a condition of a previously approved resolution to permit the applicant to expand the use of the property by including a day care center, an unusual use to permit a day care center, and accompanying non-use variances, on this site.

2. **H. R. REALTY & INVESTMENTS, INC. (02-305)**

Location: Lying on the north side of theoretical SW 232 Street and east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres more or less)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district, on this site.

3. **F. V. CONSTRUCTION CORP. (03-162)**

Location: Southwest corner of SW 280 Street & SW 132 Avenue, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

4. **SUMMERVILLE DEVELOPMENT, INC. (03-262)**

Location: 24751 SW 117 Avenue, Miami-Dade County, Florida
(4.336 Acres)

The applicant is requesting a zone change from agricultural district to neighborhood business district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Tuesday, the 9th day of December, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 02-1-CZ15-5 (02-80 F/K/A: 01-286)

APPLICANT: IGLESIA CASA DE ADORACION, INC.

(1) MODIFICATION OF Condition #2 of Resolution 5-ZAB-135-94, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Iglesia Casa de Adoracion; La Casa del Joven,' as prepared by Julio J. Baladron, Architect, dated last revised 1-5-93 and consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Youth in Action Outreach Program, Iglesia Casa de Adoracion; 13580 S.W. 252 St. Miami-Dade County,' as prepared by Julio J. Baladron, Architect, consisting of 1 sheet, dated revised 9-25-02 and one page dated and floor plans dated 4-10-00."

The purpose of the request is to permit the applicant to expand the use of the property by including a day care center on the site.

(2) UNUSUAL USE to permit a day care center.

(3) NON-USE VARIANCE OF ZONING REGULATIONS FOR BUILDINGS OF PUBLIC ASSEMBLAGE to permit the existing structure to setback 24.12' from the interior side (west) property line from a property under different ownership (50' required).

(4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking areas within 25' of an official right-of-way (not permitted).

(5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS as applied to lots in the AU district, to permit a lot area of 4.11 acres (5 required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: **PARCEL I:** The west 1/3 of the east 3/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 26, Township 56 South, Range 39 East. **PARCEL II:** The north 1/4 of the west 2/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of Section 26, Township 56 South, Range 39 East. **PARCEL III:** The south 1/2 of the west 2/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of Section 26, Township 56 South, Range 39 East and the west 1/2 of the east 2/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 26, Township 56 South, Range 39 East.

LOCATION: 13580 S.W. 252 Street and 25201-45 S.W. 137 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE 1/4 of the SW 1/4 and all of the SE 1/4 of the SE 1/4 and all of the SW 1/4 of the SE 1/4 of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-1 (03-162)

APPLICANT: F.V. CONSTRUCTION CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: The NE 1/4 of the NE 1/4 of the NW 1/4 in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 280 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-2 (03-262)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south 1/2 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND: **SUBDIVISION SITE:** The NE 1/4 of the SE 1/4, less the north 902.55' and the NE 1/4 of the SE 1/4 of the SE 1/4, less street dedication, in Section 24, Township 56 South, Range 39 East. AND: The north 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of

Section 19, Township 56 South, Range 40 East, less the west 40' thereof. AND: The SW 1/4 of the NW 1/4 of the SW 1/4, less the east 175' of the north 75' and the NW 1/4 of the SW 1/4 of the SW 1/4, less the west 418' of the south 520' in Section 19, Township 56 South, Range 40 East. AND: The west 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East. AND: The NW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East. AND: **FIRE STATION SITE:** The east 245.63' of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

n accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 18 day of November 2003.

11/18

02-3-35/412030M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on Thursday, the 11th day of December, 2003 at 7:00 p.m. in the AMERICAN HIGH SCHOOL, 18350 NW 87 Avenue, Hialeah, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO.03-12-CZ5-1 (02-183)

APPLICANT: SONIA DE LA MATA

(1) UNUSUAL USE to permit a home for the aged.

(2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the home for the aged setback 20.57' (25' required) from the rear (south) property line.

(3) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking spaces to back-out into the right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).

(4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking within 25' of an official right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Golden Palms, ALF," as prepared by Julie Martinez, consisting of Sheet A-1, dated 11/6/02 and Sheets A-2 & A-3, dated 6/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 38, PALM SPRINGS NORTH, SECTION J, Plat book 77, Page 3.

LOCATION: 7280 N.W. 169 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ5-2 (03-154)

APPLICANT: A & T HOLDINGS L L C.

GU to RU-1M(b)

SUBJECT PROPERTY: That portion of the SW 1/4 of Section 4, Township 52 South, Range 40 East being a portion of Tracts 19 through 23 of CHAMBERS LAND COMPANY SUBDIVISION of said SW 1/4 of said Section 4, Plat book 2, Pages 27 & 68. Said parcel being bounded as follows:

On the south by the south line of said Section 4; on the north and east by the west right-of-way line of I-75 (State Road 93) as shown on Florida Department of Transportation Right-of-Way Map Section 87075-2402 (last revised 12th July, 1978, Sheets No. 3 through 7); on the west by the east right-of-way line of the Homestead Extension of Florida's Turnpike as shown on Florida Department of Transportation Right-of-Way Map Section 87005.2313 (last revised 1st of November, 1971, Sheets No. 1 through 5).

LOCATION: The Northeast corner of theoretical N.W. 186 Street & theoretical N.W. 97 Avenue, and lying E/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ5-3 (03-157)

APPLICANT: IGLESIA BAUTISTA NUEVO AMANECER

(1) AU to RU-1

(2) UNUSUAL USE to permit a lake filling.

(3) Applicant is requesting approval to permit proposed Lots 3, 4 & 5, Block 1 and proposed Lot 4, Block 2 with lot frontages varying from 71.3' to 74.6'. (The underlying zoning district regulation requires 75').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled "Ethereal Subdivision Lake Fill